

**COUNCIL MINUTES
TIGARD CITY COUNCIL MEETING
May 18, 2004**

1. WORKSHOP MEETING

- 1.1 Mayor Dirksen called the meeting to order at 6:31 p.m.
- 1.2 Roll Call: Mayor Dirksen, Councilors Moore, Sherwood, Wilson, and Woodruff
- 1.3 Pledge of Allegiance
- 1.4 Council Communications & Liaison Reports: Councilor Sherwood gave a report on the Regional Affordable Housing Commission regarding a real estate transfer tax (see Item 7 below).
- 1.5 Call to Council and Staff for Non Agenda Items: Mayor Dirksen requested Council discussion on sidewalk maintenance (see Item 8 below).

2. REVIEW OF BULL MOUNTAIN ANNEXATION PLAN

Community Development Director Hendryx reviewed the Bull Mountain Annexation Plan and Process. A copy of the PowerPoint slide presentation shown to Council is on file with the City Recorder.

Mr. Hendryx reviewed the three processes and potential timing associated with these activities:

- a. White paper review and discussion -- June
- b. Annexation Plan consideration – Land use hearing -- July
- c. Ballot title hearing -- August

Mr. Hendryx's presentation included a refresher course on the Annexation Plan, the land use hearing process, and legal requirements.

Council discussed process for public input at each of the steps. The white papers are scheduled for the June 22 Council meeting. It was suggested that comments from individuals be limited to three minutes. It was noted that input opportunity is needed for citizens and for King City. The four whitepapers will be considered as one agenda item. Testimony shall be limited to the comments on the white papers during the Council's white paper review.

There was discussion on logistics. The purpose of the hearing is to make sure that everyone who wants to address the Council has an opportunity to do so. The

meetings will be televised. Details of how the public testimony is to be received will be advertised in advance.

There was brief discussion on appeal process for a land use matter.

Earlier today there was a hearing before the Washington County Board of Commissioners on the collection of parks system development charges in the unincorporated area. Tigard staff testified in favor. There was testimony in opposition by some Bull Mountain residents. The matter will be reviewed again in August by the Commission.

Community Development Director Hendryx reviewed the new Tigard Urban Growth Boundary (UGB) areas, Sites 63 and 64, which are part of Metro's December 2003 UGB expansion. These areas are adjacent to the Bull Mountain area. Metro estimates there are 1,735 dwelling units on 480 total acres. Future decisions on planning for the area will need to be made once the outcome of the Annexation Plan is known. There might be opportunities to reevaluate development density designations for both the current Bull Mountain area and these two new areas. Also, there may be opportunities for parks and open space in this area.

(Note: Agenda Item No. 6 moved forward on the agenda and was reviewed after Agenda Item No. 2)

3. REPORT ON RESOURCE CITIES EXCHANGE PROGRAM – SAMARINDA AND BALIKPAPAN, INDONESIA

City Manager Monahan and Finance Director Prosser presented the staff report on this item. A copy of the PowerPoint slide presentation shown to Council is on file with the City Recorder.

Staff reviewed the history of the program, the results of the first partnership and the background of the new partnership. A schedule of upcoming events was reviewed with the City Council. The focus of the current work plan is for environmental education in elementary schools, wastewater/storm water management, and citizen participation.

4. DISCUSS STREET NAMING PROCESS AND POLICY

Mayor Dirksen advised that he requested this item be placed on the Council agenda for discussion. He said that over the years people are involved with the City of Tigard and as time goes by streets are changed or added. He'd like to know if there might be opportunities to name streets for citizens who have helped the community.

City Engineer Duenas presented the staff report. A copy of the PowerPoint slide presentation shown to Council is on file with the City Recorder. Council reviewed the various options that should be considered in establishing policy. After discussion there was agreement that there would be no need to pursue this actively at this time; however, as opportunities come up, Council could consider the possibility of naming the streets after citizens. City Engineer Duenas noted two streets that should be renamed: one street is now identified as a "frontage road" and there is a small section of street that was created when Gaarde was divided at its intersection with 99W.

5. UPDATE ON STATUS OF THE WALNUT STREET IMPROVEMENT PROJECT AND PRESENT PROPOSED CLOSURE OF WALNUT LANE AT ITS INTERSECTION WITH WALNUT STREET

Engineering Manager Nguyen presented the staff report. Also present were Matt Costigan from Washington County and Gavin Oien from David Evans and Associates. A copy of the PowerPoint slide presentation shown to Council is on file with the City Recorder.

SW 135th Avenue/Walnut Lane/Walnut Street all converge at one intersection making the intersection unsafe with poor traffic flow problems, thus creating the need to improve the existing conditions. Ms. Nguyen reported the Walnut Street improvement project is about 75 percent completed with construction to be concluded in late 2005.

Mr. Costigan reviewed options considered to alleviate the problems at the intersection. The preferred option is to close Walnut Lane, which would create a dead-end. Outreach efforts included two public open houses held in September 2003 and March 2004; about 100 people attended. One resident opposed the "preferred option" while all other comments were in favor. Concerns were raised about traffic diverting to Fern Street and to respond to those concerns, improvements to Fern Street are being designed and will be bid with Walnut Street work.

After discussion Council agreed with the recommendation for the "Preferred Option," which would balance improved safety and traffic flow problems while minimizing the impact to adjacent private properties.

6. DISCUSS METHODOLOGY APPROACH FOR LONG-RANGE PLANNING FEES

Community Development Director Hendryx presented the staff report on this item and presented the concept under consideration by staff to propose a method to collect some funding for long-range planning studies. Two alternatives under

consideration include:

- a. Charge a fee to land use applicants, which is calculated based on the percentage of land use applications anticipated to be filed, or
- b. Charge a fee to land use applicants, which is calculated based on the percentage of the valuation of the land use application.

Council discussion followed. The funds collected could be added to grant dollars awarded. Projects could include the Comprehensive Plan update and special projects where additional consultant assistance is needed.

Community Development staff will return to Council in August with a proposal for its consideration.

7. COUNCIL LIAISON REPORTS

- o Councilor Sherwood reported that the Affordable Housing Commission (regional group) has decided to go ahead with efforts to create a real estate transfer tax at the State Legislature. Representatives from the Affordable Housing group will meet with Washington County officials to present their proposal. This would be a tri-county tax. At this time, the proposed tax would be 0.8% of all real estate transactions over \$180,000.
- o City Manager Monahan advised that the St. Vincent dePaul request for assistance will be scheduled for Council consideration on June 22. He noted there has been some money expended from the City's affordable housing assistance budget for Bonita Villa. A review is needed to determine whether St. Vincent dePaul meets the current affordable housing assistance guidelines. Council could also revisit these guidelines. Councilor Sherwood reported that St. Vincent dePaul assists by giving about \$10,000 per year to help pay rents for low-income individuals.

There was discussion on the Community Development Block Grant program and the pros and cons of staying with the County's program or setting up the City's own program (once the City's population exceeds 50,000).

8. NON-AGENDA ITEMS

- o Councilor Dirksen advised that Paul Owen of the Summerfield Civic Association contacted him asking him when the City would be considering the question of sidewalk and right-of-way maintenance for areas along major streets. Mayor

Dirksen reminded everyone that this had been removed from the street maintenance fee discussions for review at a later time.

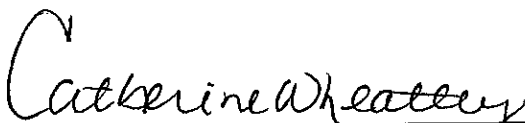
Councilor Sherwood commented that the street maintenance fee had been implemented very recently and said she would prefer to give this some time for everyone to make sure it was working out satisfactorily.

Council also recalled that there had been some work done by staff identifying potential areas and costs associated with doing maintenance work along major streets. City Manager Monahan said this information could be brought to Council again for another review this summer. There was discussion on the possibility of a joint volunteer/city staff effort for some of these areas.


Mr. Monahan also suggested that the Summerfield Civic Association initiate the conversation with the City regarding a joint city/volunteer effort. Mayor Dirksen advised he would contact Paul Owen. One idea would be to start with a "pilot project" (smaller area).

9. EXECUTIVE SESSION: Not held.

10. ADJOURNMENT: 8:48 p.m.


Catherine Wheatley, City Recorder

Attest:


Mayor, City of Tigard

Date: June 8, 2004

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